

\$947,000 - 3921 Lakeshore Drive W, Sylvan Lake

MLS® #A2092675

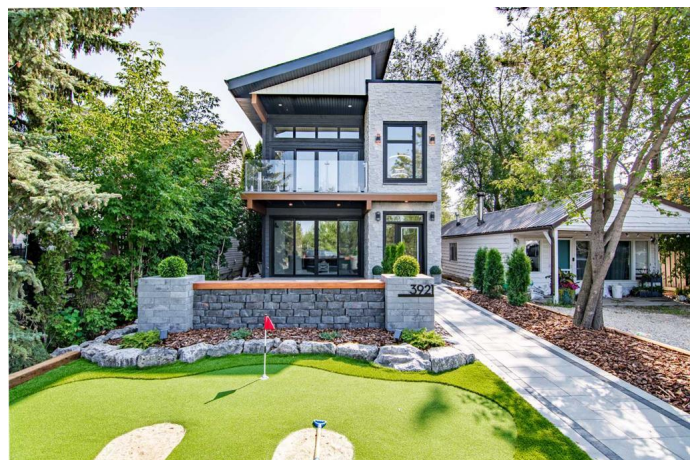
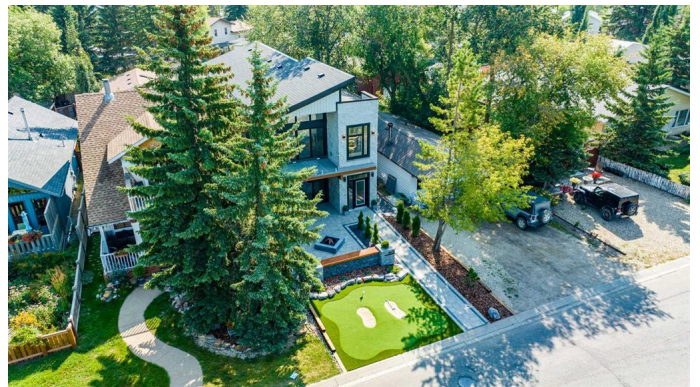
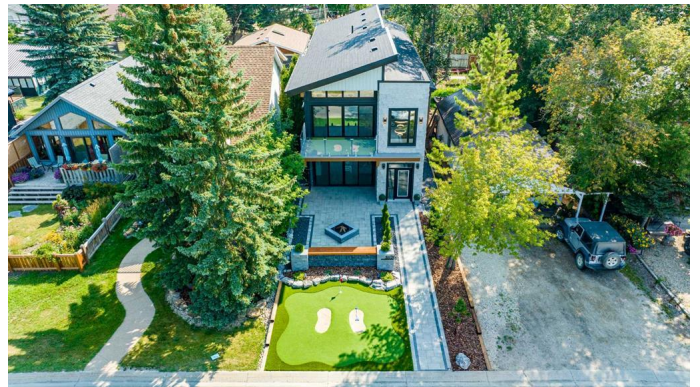
\$947,000

4 Bedroom, 3.00 Bathroom, 2,152 sqft

Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

This newly built executive home, will provide any buyer the luxury lake life they are looking for!! The main floor family room features a gas fireplace with a gorgeous maple, live edge mantle, floor to ceiling patio doors that not only provide tons of natural light but access to the courtyard that hosts a gathering spot for entertaining friends and family. The kitchen is open to the main floor family room, so no chef will miss out on the fun. It too has been built with the focus on luxury living, from the Richelieu hardware in soft gold, the wrought iron coloured cabinets with soft close drawers, the Calacatta Gold quartz counters, the Elegance tile backsplash, the blond vinyl plank flooring (throughout home), this kitchen layout has been thoughtfully planned with entertaining in mind. Continue down the main floor hallway and you will encounter a work station for those who need to send an email or attend a Zoom call, continue towards the back of the home to the laundry area, and a half bath (take a minute to look down at the amazing modern Art Nouveau tiles on the floor). Before going up the stairs stop and grab a bottle of wine from the conveniently located wine fridge, upstairs you will find an entertainers paradise, from the large family space with patio doors which lead onto a deck overlooking the courtyard, to a large wet bar station, a 4 piece guest bathroom and three guest bedrooms. Located at the end of the hall, is the primary bedroom, built over the



garage, this private space has been designed for recuperation and relaxation in mind, from the large soaker tub, the walk in shower, double sink vanity, and walk in closet. As the home owner, you have easy access to the lake, downtown and the park, if you don't want to partake in weekend festivities than enjoy it from the view of the top deck, in the comforts of your own paradise. The builder of this home has kept parking at the top of mind, with the large attached garage with alley access, and a large parking pad for several guests to park. The designer for this amazing home is Alecia Aichelle from AA Interior Design.

Built in 2023

Essential Information

MLS® #	A2092675
Price	\$947,000
Sold Price	\$947,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,152
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3921 Lakeshore Drive W
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Parking Pad
Waterfront	See Remarks

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas, Mantle, Tile
Basement	None

Exterior

Exterior Features	Courtyard, Fire Pit, Lighting
Lot Description	Back Lane, Lake, Low Maintenance Landscape, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	January 16th, 2024
Days on Market	68
Zoning	W-DC
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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